

1904 Chestnut St, West Bend, WI

Inspection Date:
June 18, 2026

Prepared Exclusively For:
Judy Price

Prepared By:
Buyers Edge Home Inspections
225 S 5th Ave
West Bend, WI 53095

Report #:
061826TM1

Inspector:
Thomas Mitchell

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RECEIPT

Remit Payment To:
Buyers Edge Home Inspections
225 S. 5th Ave
West Bend, WI 53095

Date: **June 18, 2026**

Name: **Judy Price**

Inspection:	$430
Other:	$120
Total:	$550

■ Check: **PAID IN FULL**
☐ Cash:
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Inspection Type: ■ Residential ☐ Multi-Unit ☐ Commercial ☐ Condo/Apartment/Townhome
Other: ■ Radon ☐ Pool / Hot Tub ☐ Outbuilding(s) ☐ Discount

Inspected By: **Thomas Mitchell**

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Report Overview

THE HOUSE IN PERSPECTIVE

This home is 66 years old and appears to have been relatively well maintained.

IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component is functionally consistent with its original purpose but will probably require repair, maintenance or replacement anytime within five years.

POOR - Indicates the component is no longer functionally consistent with its original purpose and will need repair or replacement now or in the very near future.

*Items are evaluated by the worst portion of any system/ component. I.e. windows will be marked as in poor condition if any window is found to have failed.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

A full copy of the Wisconsin Administrative Code ***Standards of Practice*** for home inspectors is included at the end of this report before the remarks.

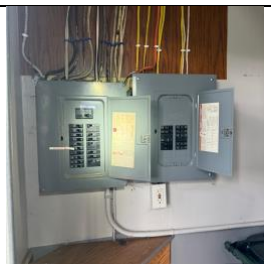
BUILDING DATA & DISCONNECTS

Approx. Year Built:	1960	Electricity:	On
Style:	Ranch	Gas/ Oil:	On
Main Entrance Faces:	South	Water:	On
State of Occupancy:	Occupied	Basement:	Full
Weather Conditions:	Sunny		

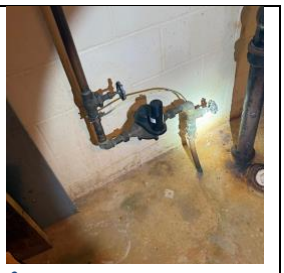
Recent Rain: ☐ No ■ Yes
Snow Cover: ■ No ☐ Complete ☐ Partial
Moisture Level: ☐ Low ■ Med ☐ High



1: Gas Shut Off



2: Electrical Disconnect



3: Water Shut Off

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Buyer's Edge Home Inspections Summary

MAINTENANCE/ ISSUES/ ITEMS TO BE ADDRESSED

- **Peeling paint noted around exterior of home. Peeling paint needs to be scraped and painted.**
- **Gutters have leaf guards installed but have a buildup of debris. Recommend cleaning off the guards.**
- **Cracking mortar joints were noted on the chimney. Missing or cracked mortar needs to be tuck-pointed.**
- **Doorbell button next to the garage door is broken and needs to be replaced.**
- **Recommend installing a vent fan in the bathroom.**
- **The door to the master bedroom did not close properly and needs to be adjusted.**
- **The basement bathroom shower does not appear to function or have been used recently. Recommend evaluation.**
- **There is horizontal cracking on the North foundation wall. When measured around ¼ inch or less of movement was noted. Recommend filling crack and monitoring for further issue.**

MAJOR CONCERNS/ ISSUES/ DEFECTS

Item(s) that have failed or have potential of failing soon.

- **Roof shows advanced signs of aging and wear which indicate the roof may require repair or replacement. There is a significant amount of missing granules on the shingles. Many shingles were found which are no longer properly sealed down. Recommend having the roof evaluated. No leaking was noted during the inspection.**
- **The gas space heater in the work room did not appear to function. Recommend removal.**

POTENTIAL SAFETY/ HEALTH HAZARDS/ DEFECTS

Item(s) that are unsafe or may affect the health of occupants.

- **An electrician needs to evaluate all electrical issues and repair as deemed necessary.**
  - **GFCI outlets did not trip when tested.**
  - **Gfci outlets not installed in required locations.**
  - **Several 3-prong outlets in the home did not show proper grounding and were not labeled as "gfci protected".**
  - **The wiring running up the wall above the electrical panels in the garage is not properly protected.**
  - **The a/c unit is rated for a max 20-amp breaker. The current breaker is 30-amps.**
  - **Open junction boxes noted in the attic and the basement.**
  - **Improperly run/ unprotected wiring noted in the basement.**
  - **Extension cord wiring run to the dryer.**
- **The csst gas line run to the gas space heater in the workroom is not properly supported through the floor. The gas line is not properly bonded to the grounding system. Recommend disconnecting the gas line in the basement and capping the main line.**
- **The attic access point in the garage is not properly fire rated. Recommend evaluation and repair.**

DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years. *Items that are listed elsewhere on the summery page will not be listed.*

- **Roof**

* Items listed in this report may inadvertently have been left off the Summary Sheet. Statements may be generalized and include several issues. Associated pictures may also be examples of multiple noted issues. Customer should read the entire report, including the Remarks. All issues should be taken in the most severe circumstance. It is highly recommended that all issues be evaluated by professionals in the associated field.

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Photo(s)



Figure 1: Peeling paint.



Figure 2: Peeling paint.



Figure 3: Gfci does not trip.



Figure 4: Peeling paint.



Figure 5: No gfci.



Figure 6: Roof wear.

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Photo(s)



Figure 7: Roof wear.



Figure 8: Dirty gutters.



Figure 9: Cracked mortar.



Figure 10: Loose shingles.



Figure 11: Broken button.



Figure 12: Improper wiring.

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Photo(s)



Figure 13: Exposed csst gas line.



Figure 14: Not proper fire block.



Figure 15: Missing cover plate.

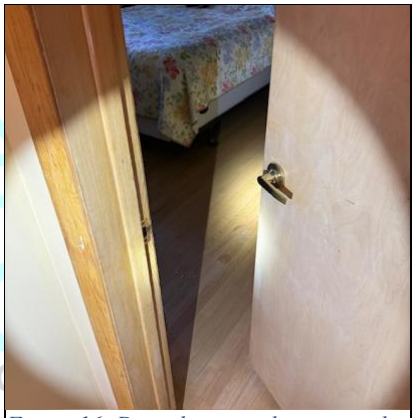


Figure 16: Door does not close properly.



Figure 17: No cover plate.

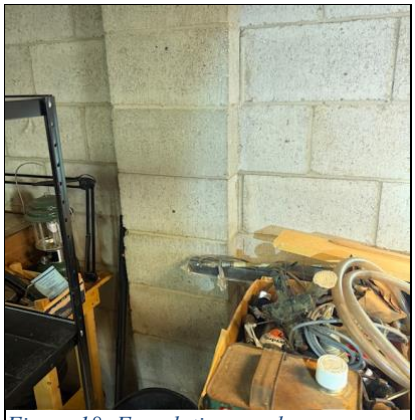


Figure 18: Foundation crack.

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Photo(s)



Figure 19: Improper wiring.



Figure 20: Open ground.

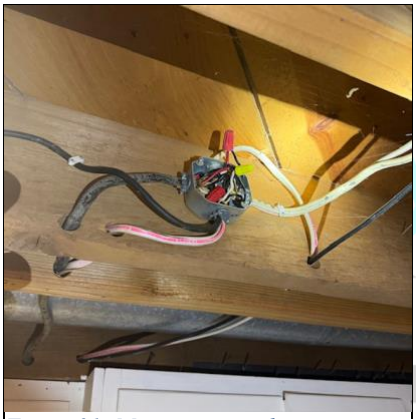


Figure 21: Missing cover plate.

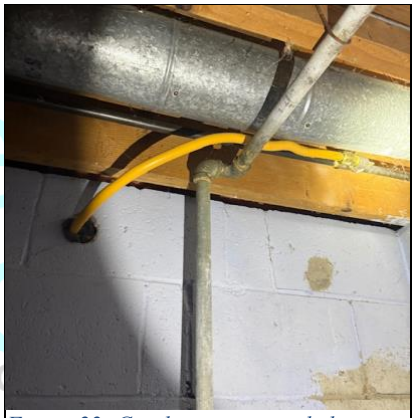


Figure 22: Csst line not grounded.

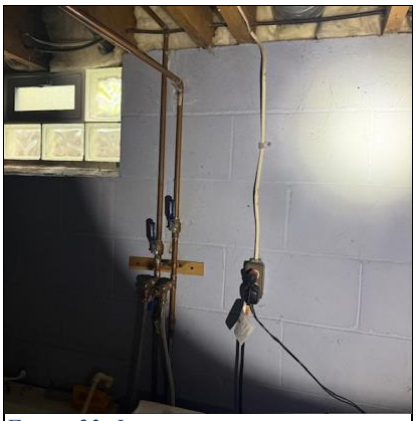


Figure 23: Improper wiring.

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Grounds

SERVICE WALKS **Limited Visibility:** ☐ Limited ☐ None

Material: ■ Concrete ☐ Flagstone ☐ Gravel ☐ Brick

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Trip Hazard ☐ Typical cracks
☐ Settling/ Cracks ☐ ***Pitched towards home*** **(See remarks)** ☐ ***Settling cracks***

DRIVEWAY/PARKING **Limited Visibility:** ☐ Limited ☐ None

Material: ■ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick

Condition: ☐ Satisfactory ■ Marginal ☐ Poor ☐ Settling/ Cracks ☐ Typical cracks
☐ ***Pitched towards home*** **(See remarks)** ■ Trip hazard ☐ Fill cracks and seal

PORCH *(covered entrance)* ☐ None **Limited Visibility:** ☐ Limited ☐ None

Support Pier: ☐ Concrete ☐ Wood

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Railing/Balusters recommended

Floor: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Safety Hazard***

STOOPS/STEPS ☐ Uneven risers ☐ Oversized steps ☐ Rotted/Damaged ☐ Cracked ☐ Settled

Material: ☐ Concrete ■ Wood ☐ Brick ☐ Railing/Balusters recommended

Condition: ☐ Satisfactory ■ Marginal ☐ Poor ☐ ***Safety Hazard***

PATIO ☐ None **Limited Visibility:** ☐ Limited ☐ None

Material: ■ Concrete ☐ Flagstone ☐ Kool-Deck® ☐ Brick

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Settling Cracks*** ☐ ***Safety Hazard***
☐ ***Pitched towards home*** **(See remarks)** ☐ Drainage provided ☐ Typical cracks

DECK/BALCONY *(flat, floored, roofless area)* ☐ None **Limited Visibility:** ☐ Limited ☐ None

Material: ■ Wood ☐ Metal ☐ Composite ☐ Rubber

Finish: ☐ Treated ■ Painted/Stained ■ Painting/ Staining Recommended
☐ ***Safety Hazard*** ☐ Improper attachment to house

Railing: ■ Satisfactory ☐ Improper Openings ☐ Improper Height ☐ Railing required ☐ Loose

Condition: ☐ Satisfactory ■ Marginal ☐ Poor ☐ Wood in contact with soil

FENCE/WALL ■ None **Limited Visibility:** ☐ Limited ☐ None

Type: ☐ Brick/Block ☐ Wood ☐ Metal ☐ Chain Link ☐ Rusted ☐ Vinyl

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps

Gate: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged

RETAINING WALL ■ None Material: ☐ Drainage holes recommended

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Safety Hazard*** ☐ ***Leaning/cracked/bowed***
(Relates to the visual condition of the wall)

LANDSCAPING AFFECTING FOUNDATION **(See remarks)**

Negative Grade: ☐ East ☐ West ☐ North ☐ South ■ Satisfactory
☐ ***Recommend additional backfill*** ☐ ***Recommend window wells/covers*** ☐ ***Trim back trees/shrubberies***
☐ ***Wood in contact with/improper clearance to soil*** ☐ ***Soil/ vegetation in contact with the siding***

HOSE BIBS ☐ None ☐ No anti-siphon valve ☐ Recommend Anti-siphon valve

Operable: ■ Yes ☐ No ☐ Not tested due to exterior temperature

GENERAL COMMENTS

None

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Roof

ROOF VISIBILITY ■ All ☐ Partial ☐ None
Limited by: ☐ Height ☐ Slope ☐ Snow ☐ Surroundings ☐ Other:

INSPECTED FROM ■ Roof ☐ Ladder at eaves ☐ Ground (***Inspection Limited***) ☐ With Binoculars

STYLE OF ROOF
Type: ☐ Gable ■ Hip ☐ Mansard ☐ Shed ☐ Flat
Pitch: ☐ Flat ☐ Low ■ Medium ☐ Steep
Roof #1 Type: Asphalt Layers: One Approx. age: 15+ Yrs.

VENTILATION SYSTEM
Type: ■ Soffit ■ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Powered
Ventilation Appears to be adequate from outside: ■ Yes ☐ No **(*See attic remarks)**

FLASHING
Material: ☐ Not visible ■ Galvanized/Alum ☐ Asphalt ☐ Copper ☐ Rubber ☐ Lead
Condition: ☐ Not visible ☐ Limited View ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Rusted*** ☐ **Missing**
☐ ***Separated from chimney/roof*** ☐ ***Recommend Sealing*** ☐ ***Missing drip edge/ flashing***
☐ ***Improper flashing noted***

VALLEYS ■ N/A
Material: ☐ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper
Condition: ☐ Not visible ☐ Satisfactory ☐ Marginal ☐ Poor
☐ *Holes* ☐ **Rusted** ☐ ***Recommend Sealing***

CONDITION OF ROOF COVERINGS **Roof #1:** ☐ Satisfactory ■ Marginal ☐ Poor

Condition: ☐ Curling ☐ Cracking ■ Granules missing ☐ Broken Shingles
☐ Nail popping ☐ Exposed felt ☐ Cupping ☐ Missing Tabs/Shingles/Tiles
☐ Moss buildup ☐ Exposed/Improper Nailing ■ Loose Shingles
■ ***Recommend roofer evaluate*** ☐ ***Evidence of Leakage***

SKYLIGHTS ■ Not visible/ Present ☐ ***Cracked/Broken***
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

PLUMBING VENTS ☐ Not Visible ■ Yes ☐ No ■ Satisfactory ☐ Failed/ Cracked

Conditions reported above reflect visible portion only. See additional Comments

GENERAL COMMENTS

None

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Exterior

CHIMNEY(S)
☐ None Location(s): Center

Viewed From: ■ Roof ☐ Ladder at eaves ☐ Ground ***(Inspection Limited)*** ☐ With Binoculars
Rain Cap/Spark Arrestor: ■ Yes ☐ No ☐ ***Recommended***
Chase: ■ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed
Evidence of: ☐ Holes in metal ■ Cracked chimney cap ■ Loose mortar joints ☐ Flaking ☐ Loose Brick ☐ Rust
Flue: ■ Tile ☐ Metal ☐ ***Unlined*** ☐ Not visible
Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote ■ ***Not evaluated (See remarks page)***
☐ ***Have flue(s) cleaned and re-evaluated*** ☐ ***Recommend Cricket/Saddle/Flashing***
Condition: ☐ Satisfactory ■ Marginal ☐ Poor ■ ***Recommend Repair***

GUTTERS/SCUPPERS/EAVESTROUGH
☐ None ■ ***Needs to be cleaned*** ☐ ***Downspouts needed***
Material: ■ Galvanized/Aluminum ☐ Copper ☐ Vinyl/Plastic
Leaking: ☐ None ☐ Joints ☐ Corners ☐ ***Hole in main run*** ☐ ***Buildup of granule***
Attachment: ☐ ***Loose*** ☐ ***Missing spikes*** ☐ ***Improperly sloped (See remark)***
Extension needed: ☐ North ☐ South ☐ East ☐ West ☐ ***Recommend repair/replacement of damaged sections***
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Rusting***

SIDING
Material: ☐ Metal ☐ Vinyl ☐ Brick ■ Stone ■ Fiber-cement/ board
☐ Wood ☐ Asphalt ☐ Stucco ☐ Slate ☐ EIFS Not Inspected ***(See remarks page)***
■ Typical cracks ☐ Peeling paint ☐ ***Monitor*** ☐ ***Wood deterioration*** ☐ ***Loose/Missing/Holes***
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/painting***

1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING
Material: ■ Wood ☐ Fiberboard ■ Aluminum/Steel ☐ Vinyl
☐ ***Recommend repair/painting*** ☐ ***Damaged wood*** ☐ ***Damaged Soffit/ Flashing***
Condition: ■ Satisfactory ☐ Marginal ☐ Poor

CAULKING
Condition: ☐ Satisfactory ■ Marginal ☐ Poor
■ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations***

WINDOWS & SCREENS
☐ ***Failed/fogged insulated glass***
Material: ■ Wood ☐ Metal ☐ Vinyl ☐ Aluminum/Vinyl Clad
Screens: ☐ Torn ☐ Bent ☐ Not installed ☐ Glazing Compound/Caulk needed
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Wood rot*** ☐ ***Recommend repair/painting***

STORM WINDOWS
Material: ☐ Not installed ☐ Wood ■ Metal
Condition: ■ Satisfactory ☐ ***Broken/cracked*** ☐ ***Wood rot*** ☐ ***Recommend repair/painting***

EXTERIOR DOORS
Weather stripping: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Damaged
Door Condition: ■ Satisfactory ☐ Marginal ☐ Poor

GENERAL COMMENTS
None

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Exterior

ELECTRIC/SERVICE ENTRY

☐ Underground ■ Overhead ☐ ***Weather head/mast needs repair*** ☐ ***Overhead wires too low***
Exterior receptacles: ■ Yes ☐ No **Operable:** ■ Yes ☐ No ☐ **Reverse polarity** ☐ ***Open ground(s)***
GFCI present: ■ Yes ☐ No **Operable:** ☐ Yes ■ No ■ ***Safety Hazard***
Exterior Light Fixtures: ■ Yes ☐ No **Operable:** ■ Yes ☐ No ☐ Not tested due to photo sensitive eye
Condition: ☐ Satisfactory ■ Marginal ☐ Poor

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not visible but likely: ■ Framed ☐ Masonry
Condition: ■ Not visible

GENERAL COMMENTS

None

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Garage/ Parking

TYPE
■ Attached ☐ Detached ■ 1-car ☐ 2-car ☐ 3-car ☐ 4-car

AUTOMATIC OPENER ■ Yes ☐ No ■ Operable ☐ Inoperable

SAFETY REVERSE **Operable:** ■ Yes ☐ No ☐ *Need(s) adjusting* ☐ *Safety Hazard*
Photo eyes: **Operable:** ■ Yes ☐ No ☐ Improperly Placed ☐ *Missing*

GUTTERS / EAVESTROUGH **Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ■ Same as House

SIDING / TRIM ■ Same as house
Siding: ☐ Wood ☐ Metal ☐ Vinyl
☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard
Trim: ☐ Wood ☐ Aluminum ☐ Vinyl

FLOOR
Material: ■ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ *Lip into garage (Trip Hazard)*
Condition: ■ Satisfactory ☐ Typical cracks ☐ *Large settling cracks* ☐ *Recommend evaluation/repair*
Burners less than 18" above garage floor: ■ N/A ☐ Yes ☐ No ☐ *Safety Hazard*

SILL PLATES ☐ Not visible ☐ Floor level ☐ Elevated ■ Sloped Floor
☐ *Rotted/Damaged* ☐ *Recommend repair*

GARAGE DOOR(S)
Material: ☐ Wood ■ Metal ☐ Masonite ☐ Fiberglass ☐ *Recommend repair*
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ *Overhead door hardware loose*
Recommend Priming/Painting Inside & Edges: ☐ Yes ■ No ☐ *Safety Cable Recommended*
☐ *Weather-stripping missing/damaged.* ☐ *Garage door drive chain loose* ■ *Garage door cables rusted*

EXTERIOR SERVICE DOOR ☐ N/A
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ *Damaged/Rusted*

ELECTRICAL RECEPTICALS ■ Yes ☐ No ☐ Not visible
Reverse polarity: ☐ Yes ■ No **Open ground:** ☐ Yes ■ No ■ *Safety Hazard*
GFCI Present: ■ Yes ☐ No **Operable:** ☐ Yes ■ No ■ *Handyman/extension cord wiring*

FIRE SEPARATION WALLS & CEILING *(Between garage & living area)*
☐ N/A ■ Present ☐ *Missing*
Condition: ☐ Satisfactory ■ *Recommend repair* ☐ Holes walls/ceiling ☐ *Safety Hazard*
Moisture Stains Present: ☐ Yes ■ No **Typical Cracks:** ■ Yes ☐ No
Fire door: ■ Not verifiable ☐ Not a fire door ☐ Needs repair ☐ Satisfactory

GENERAL COMMENTS

None

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Kitchen

COUNTERTOPS ■ Satisfactory ☐ Marginal ☐ ***Recommend repair/caulking***

CABINETS ■ Satisfactory ☐ Marginal ☐ ***Recommend repair/adjustment***

PLUMBING COMMENTS

Faucet Leaks: ☐ Yes ■ No **Pipes leak/corroded:** ☐ Yes ■ No
Sink/Faucet: ■ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ ***Recommend repair***
Functional Drainage: ■ Satisfactory ☐ Marginal ☐ Poor **Functional Flow:** ■ Satisfactory ☐ Marginal ☐ Poor

WALLS & CEILING

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks
Ceiling Fan: ☐ Satisfactory ☐ Marginal ☐ Poor ■ Not Present
Moisture stains present: ☐ Yes ■ No ☐ Walls ☐ Ceilings ☐ Cabinets ☐ Under Sink

GENERAL

Floor: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Heat source present: ■ Yes ☐ No
Walls & Ceiling: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks ☐ Damage
Doors & Windows: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware ☐ Doors do not shut/ latch properly

APPLIANCES ***Appliances are tested for functional operation only. A complete inspection was not performed. (See remarks page)***

■ Disposal *Operable*: ■ Yes ☐ No ■ Microwave *Operable*: ■ Yes ☐ No
■ Oven *Operable*: ■ Yes ☐ No ■ Exhaust fan *Operable*: ■ Yes ☐ No
■ Range *Operable*: ■ Yes ☐ No ■ Refrigerator *Operable*: ■ Yes ☐ No
■ Dishwasher *Operable*: ■ Yes ☐ No ☐ Low clearance below microwave
Dishwasher Air Gap *or* Dishwasher Drain Line Present: ■ Yes ☐ Not Visible ☐ No Air Gap
Receptacles Present: ■ Yes ☐ No Operable: ■ Yes ☐ No
GFCI: ■ Yes ☐ No Operable: ■ Yes ☐ No
Open ground/Reverse polarity: ■ Yes ☐ No ☐ ***Safety Hazard*** ☐ ***Improper wiring to disposal***

GENERAL COMMENTS

None

Laundry Room

LAUNDRY

Laundry sink: ☐ N/A **Faucet leaks:** ☐ Yes ■ No **Pipes leak:** ☐ Yes ■ No
Cross connections: ☐ Yes ■ No **Heat source present:** ■ Yes ☐ No **Room vented:** ■ Yes ☐ No
Dryer vented: ■ Wall ☐ Ceiling ☐ Floor ☐ ***Not vented to Exterior***
☐ ***Plastic Dryer Vent not recommended*** ☐ ***Recommend repair/ cleaning vent*** ☐ ***Safety Hazard***
GFCI present: ☐ Yes ■ No **Operable:** ☐ Yes ☐ No
Appliances: ■ Washer ■ Dryer ■ Water heater ■ Furnace/Boiler
Washer hook-up lines/valves: ■ Satisfactory ☐ Leaking ☐ Corroded ☐ Not visible
Gas Shut-off Valve: ☐ N/A ■ Yes ☐ No ☐ Cap Needed ☐ ***Safety Hazard*** ☐ Not visible
Moisture stains present: ☐ Yes ■ No ☐ Walls ☐ Ceilings ☐ Cabinets
Window/doors: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Doors do not shut/ latch properly

GENERAL COMMENTS

None

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Bathroom(s)

BASEMENT HALF BATH

Sinks: **Faucet leaks:** ☐ Yes ■ No **Pipes leak:** ☐ Yes ■ No
Toilet: **Bowl Loose:** ☐ Yes ■ No **Operable:** ■ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Caulk/Grouting Needed: ☐ Yes ■ No
Drainage: ■ Satisfactory ☐ Marginal ☐ Poor
Water flow: ■ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present: ☐ Yes ■ No ☐ Walls ☐ Ceilings ☐ Cabinets
Receptacles Present: ■ Yes ☐ No **Operable:** ■ Yes ☐ No
GFCI: ☐ Yes ■ No **Operable:** ☐ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ■ No ☐ ***Safety Hazard (See remarks)***
Heat source present: ☐ Yes ■ No
Window/doors: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Doors do not shut/ latch properly
Exhaust fan: ☐ Yes ■ No **Operable:** ☐ Yes ☐ No ☐ Noisy

GENERAL COMMENTS

☐ See additional comments

None

MAIN BATH

Sinks: **Faucet leaks:** ☐ Yes ■ No **Pipes leak:** ☐ Yes ■ No
Tubs: **Faucet leaks:** ☐ Yes ■ No **Pipes leak:** ☐ Yes ■ Not Visible ☐ Broken drain stop
Showers: **Faucet leaks:** ☐ Yes ■ No **Pipes leak:** ☐ Yes ■ Not Visible
Toilet: **Bowl loose:** ☐ Yes ■ No **Operable:** ■ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks
Whirlpool: ☐ Yes ■ No **Operable:** ☐ Yes ☐ No ☐ Not tested ☐ No access door
Shower/Tub area: ■ Ceramic/Plastic ☐ Fiberglass ☐ Masonite
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐ Yes ■ No
Drainage: ■ Satisfactory ☐ Marginal ☐ Poor
Water flow: ■ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present: ☐ Yes ■ No ☐ Walls ☐ Ceilings ☐ Cabinets
Receptacles Present: ■ Yes ☐ No **Operable:** ■ Yes ☐ No
GFCI: ■ Yes ☐ No **Operable:** ■ Yes ☐ No
Open ground/Reverse polarity: ■ Yes ☐ No ☐ ***Safety Hazard (See remarks)***
Heat source present: ■ Yes ☐ No
Window/doors: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Doors do not shut/ latch properly
Exhaust fan: ☐ Yes ■ No **Operable:** ☐ Yes ☐ No ☐ Noisy

GENERAL COMMENTS

☐ See additional comments

None

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Rooms

LIVING ROOM

Walls & Ceiling: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ■ No
Floor: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☐ Satisfactory ☐ Marginal ☐ Poor ■ Not Present
Electrical: **Switches:** ■ Yes ☐ No **Receptacles:** ■ Yes ☐ No **Operable:** ■ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ■ No ☐ ***Safety Hazard*** ☐ Cover plates missing
Heating Source Present: ■ Yes ☐ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Doors & Windows: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware ☐ Doors do not shut/ latch properly

DINING ROOM

Walls & Ceiling: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ■ No
Floor: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Not Present
Electrical: **Switches:** ■ Yes ☐ No **Receptacles:** ■ Yes ☐ No **Operable:** ■ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ■ No ☐ ***Safety Hazard*** ☐ Cover plates missing
Heating Source Present: ■ Yes ☐ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Doors & Windows: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware ☐ Doors do not shut/ latch properly

BASEMENT ROOM

Walls & Ceiling: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ■ No
Floor: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☐ Satisfactory ☐ Marginal ☐ Poor ■ Not Present
Electrical: **Switches:** ■ Yes ☐ No **Receptacles:** ■ Yes ☐ No **Operable:** ■ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ■ No ☐ ***Safety Hazard*** ☐ Cover plates missing
Heating Source Present: ■ Yes ☐ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Doors & Windows: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware ☐ Doors do not shut/ latch properly

GENERAL COMMENTS

☐ See additional comments

None

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Bedrooms

WEST BEDROOM

Walls & Ceiling: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ■ No
Floor: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not Present
Electrical: **Switches:** ■ Yes ☐ No **Receptacles:** ■ Yes ☐ No **Operable:** ■ Yes ☐ No
Open ground/Reverse polarity: ■ Yes ☐ No ■ ***Safety Hazard*** ☐ Cover plates missing
Heating Source Present: ■ Yes ☐ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Egress Restricted: ☐ N/A ■ Yes ☐ No
Doors & Windows: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Missing closet doors
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware ☐ Doors do not shut/ latch properly

MIDDLE BEDROOM

Walls & Ceiling: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ■ No
Floor: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Not Present
Electrical: **Switches:** ■ Yes ☐ No **Receptacles:** ■ Yes ☐ No **Operable:** ■ Yes ☐ No
Open ground/Reverse polarity: ■ Yes ☐ No ■ ***Safety Hazard*** ☐ Cover plates missing
Heating Source Present: ■ Yes ☐ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Egress Restricted: ☐ N/A ■ Yes ☐ No
Doors & Windows: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Missing closet doors
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware ☐ Doors do not shut/ latch properly

MASTER BEDROOM

Walls & Ceiling: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks ☐ Damage
Moisture stains: ☐ Yes ■ No
Floor: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Not Present
Electrical: **Switches:** ■ Yes ☐ No **Receptacles:** ■ Yes ☐ No **Operable:** ■ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ■ No ■ ***Safety Hazard*** ☐ Cover plates missing
Heating Source Present: ■ Yes ☐ Not visible **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Egress Restricted: ☐ N/A ■ Yes ☐ No
Doors & Windows: ☐ Satisfactory ■ Marginal ☐ Poor ☐ Cracked glass ☐ Missing closet doors
☐ Evidence of leaking insulated glass ☐ Broken/Missing hardware ■ Doors do not shut/ latch properly

GENERAL COMMENTS

☐ See additional comments

None

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Interior

INTERIOR WINDOWS / GLASS

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Needs repair***
■ Representative number of windows operated ☐ Painted shut ***(See remarks)***
☐ Glazing compound needed ☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Evidence of Leaking Insulated Glass: ☐ Yes ■ No ☐ N/A

FIREPLACE

■ None Location(s): ???
Type: ☐ Gas ☐ Wood ☐ Pellet ☐ Electric ☐ Vent less ***(See remarks)***
Material: ☐ Masonry ☐ Metal
Damper operable: ☐ Yes ☐ No ☐ ***Damper missing*** **Miscellaneous:** ☐ Blower built-in: **Operable:** ☐ Yes ☐ No
☐ ***Open joints or cracks in firebrick/panels should be sealed*** ☐ ***Fireplace doors need repair***
Damper Modified for Gas Operation: ☐ N/A ☐ Yes ☐ No
Hearth Extension Adequate: ☐ Yes ☐ No **Mantel:** ☐ N/A ☐ Secure ☐ Loose
Physical Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend having flue cleaned and re-examined***

SMOKE / CARBON MONOXIDE DETECTORS

(See remarks)
Present: Smoke Detector: ■ Yes ☐ No **Operable:** ☐ Yes ☐ No ■ Not tested
CO Detector: ■ Yes ☐ No **Operable:** ☐ Yes ☐ No ■ Not tested
■ Smoke Detectors Installed on Each Floor, In Each Bedroom and Outside Each Bedroom Room Recommended.
■ Carbon Monoxide Detectors Installed on Each Floor Within 5 Feet of the Ground Recommended.

ATTIC/STRUCTURE/FRAMING/INSULATION

☐ N/A (See remarks)
Access: ☐ Stairs ■ Pull down ☐ Scuttle hole/Hatch ☐ ***No access*** ☐ ***Limited view***
Inspected From: ☐ Access panel ■ In the attic
Location: ☐ Hallway ☐ Closet ■ Garage ☐ Bedroom
Flooring: ☐ Complete ■ Partial ☐ None
Insulation: ■ Batts ☐ Loose ■ Fiber glass ☐ Cellulose ☐ Foam ☐ Vermiculite ☐ Rock wool
Approx. Depth of Insulation: 10” ☐ ***Damaged*** ☐ ***Displaced*** ☐ ***Missing*** ☐ ***Compressed***
Installed In: ☐ Between ceiling joists ☐ Walls ☐ Underside of Roof Deck ☐ Not visible
☐ ***Recommend additional insulation (See comments)*** ☐ ***Recommend Insulation/ Sealing on access point***
Vapor Barriers: ☐ Kraft/foil faced ☐ Plastic ■ Not visible ☐ ***Improperly Installed***
Ventilation: ■ ***Ventilation appears adequate*** ☐ ***Recommend additional ventilation*** ☐ ***Recommend Baffles @ Eaves***
Bathroom/ Kitchen Fans Properly Terminated To Exterior: ☐ Yes ☐ No ■ Not visible
HVAC Duct: ■ N/A ☐ Satisfactory ☐ ***Damaged/Split/Disconnected*** ☐ ***Leaking*** ☐ ***Recommend Insulation***
Chimney Chase: ☐ N/A ■ Satisfactory ☐ ***Needs repair*** ☐ Not visible
Structural Problems Observed: ☐ Yes ■ No ☐ ***Recommend repair*** ☐ ***Recommend Structural Engineer***
Roof Structure: ■ Rafters ☐ Trusses ☐ Timber ☐ Collar Ties ☐ Purlins ☐ Knee Wall
Ceiling Joists: ■ Wood ☐ Metal ☐ Not visible
Sheathing: ■ Plywood ☐ OSB ☐ Planking ☐ ***Rotted*** ☐ ***Stained*** ☐ ***Delaminated***
Evidence of Condensation/Moisture Leaking: ■ Yes ☐ No ***(See remarks)*** ■ Appears Old*
Evidence of Mold Like Spotting/ Substance: ☐ Yes ■ No ☐ ***Testing/ Remediation Recommended***
Firewall between Units: ☐ Yes ☐ No ☐ ***Needs repair/sealing***
Electrical: ■ ***Open junction box(s)*** ☐ ***Handyman wiring*** ☐ ***Visible knob-and-tube***

GENERAL COMMENTS

None

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Basement

STAIRS

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical wear and tear ☐ Need repair
Handrail: ■ Yes ☐ No **Condition:** ■ Satisfactory ☐ Loose
Railing: ■ Satisfactory ☐ Improper Openings ☐ Improper Height ☐ Railing required ☐ Loose
Headway Over Stairs: ■ Satisfactory ☐ ***Low clearance*** ☐ ***Safety Hazard*** ☐ ***Light(s) not switched at top & bottom***
☐ ***Handrail/Railing/Balusters Recommended***

FOUNDATION

Condition: ☐ Satisfactory ■ Marginal ☐ ***Have evaluated*** ■ ***Monitor***
Material: ☐ Brick ☐ Concrete block ☐ Fieldstone ☐ Poured concrete
Cracking: ■ North ☐ South ☐ East ☐ West
Limited view: ☐ North ■ South ■ East ■ West
Movement Apparent: ☐ North ☐ South ☐ East ☐ West
Indication of Moisture: ☐ Yes ■ No ☐ Fresh ■ Old stains ☐ Efflorescence
Recommend evaluation for moisture/ foundation issues: ■ Yes ☐ No

Condition reported above reflects visible portion only

FLOOR

Material: ■ Concrete ☐ Dirt/Gravel ■ Not visible/Covered with floor coverings
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ■ Typical cracks
Evidence of Possible Asbestos Products: ☐ Yes ■ No ☐ ***Testing/ Remediation Recommended***

DRAINAGE

Sump Pump: ■ Yes ☐ No ■ Working ☐ Not working ☐ ***Pump not tested***
Floor Drains: ■ Yes ☐ Not visible ■ Drains not tested

GIRDERS / BEAMS

Material: ■ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not visible/ Covered with finish material.
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted ☐ ***Monitor***

COLUMNS

Material: ■ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Not visible/ Covered with finish material.
Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted ☐ ***Monitor***

JOISTS

■ Not visible/ Covered with finish material.
Material: ■ Wood ☐ Steel ☐ Truss ☐ Engineered I-Type ☐ Timber/ log
Size: ☐ 2x8 ■ 2x10 ☐ 2x12 ☐ ***Sagging/altered joists***
Condition: ■ Satisfactory ☐ Marginal ☐ Poor

SUB FLOOR

☐ Indication of moisture stains/rotting
** Areas around shower stalls, etc., as viewed from basement or crawl space

GENERAL COMMENTS

None

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Plumbing

WATER SERVICE

Main Shut-off Location: Basement/ At Meter

Water Entry Piping: ☐ Not visible ■ Copper ☐ Galvanized ☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX) ☐ Lead
Lead Other Than Solder Joints: ☐ Yes ■ No ☐ Unknown ☐ Service entry
Visible Water Distribution Piping: ■ Copper ■ Galvanized ☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX)
Condition: ■ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Water pressure over 80 psi***
Pipes, Supply/Drain: ☐ ***Corroded*** ☐ ***Leaking*** ☐ ***Valves broken/missing*** ■ ***Dissimilar metal***
Cross connection: ☐ Yes ■ No ☐ ***Asbestos-like wrap/ insulation***
Drain/Waste/Vent Pipe: ☐ Copper ■ Cast iron ■ Galvanized ■ PVC ☐ ABS
Condition: ■ Satisfactory ☐ Marginal ☐ Poor
Traps Proper P-Type: ■ Yes ☐ No ☐ ***P-traps recommended*** ☐ ***Flexible Drain not recommended***
Functional Drainage: ■ Satisfactory ☐ Marginal ☐ Poor
Interior Fuel Storage System: ■ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No
Gas Line: ☐ Copper ■ Black iron ☐ Stainless steel ■ CSST ☐ Not visible
CSST Gas Line Appears Grounded: ☐ Yes ■ No ☐ ***Gas leak(s)***
Condition: ☐ Satisfactory ■ Marginal ☐ Poor ■ ***Recommend plumber evaluate***

MAIN FUEL SHUT-OFF LOCATION

At the gas meter

WELL PUMP

Type: ■ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well
Pressure Gauge Operable: ■ Yes ☐ No **Well pressure**: 65 psi

WATER HEATER

■ Tank ☐ Tank-less **Approximate Year Manufactured**: 2023 **Location:** Basement
Unit #1 Brand name: RELIANCE **Model #:** 6-40-NOCT 400 **Serial #:** 2342136233859 **Capacity**: 40 gal.
Fuel Type: ■ Gas ☐ Electric ☐ Oil
Combustion Air Venting Present: ☐ Yes ■ No
Relief Valve: ■ Yes ☐ No **Extension proper:** ■ Yes ☐ No ☐ ***Missing*** ☐ ***Recommend repair***
Vent Pipe: ■ Satisfactory **Pitch:** ■ Satisfactory ☐ Improper ☐ ***Rusted*** ☐ ***Recommend repair***
Condition: ■ Satisfactory ☐ Marginal ☐ Poor

WATER SOFTENER

☐ N/A ■ Salt ☐ Salt-less
Bypass Loop Installed: ■ Yes ☐ No
Plumbing Hooked Up: ■ Yes ☐ No **Plumbing Leaking:** ☐ Yes ■ No
Appears Functional: ■ *Yes ☐ No **Needs Salt:** ☐ Yes ■ No
****Unit not evaluated. Simply confirmation of power to unit.***

GENERAL COMMENTS

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HVAC System

HEATING SYSTEM

System: ■ Central ☐ Aux. **Approximate Year Manufactured**: 2013 **Location:** Basement

Unit #1 Brand Name: ALLIED

Model #: A95UH2V070B123-06 **Serial** #: 5913B01653 **BTU Rating**: 66,000 **Efficiency:** 94%

Energy Source: ■ Gas ☐ LP ☐ Oil ☐ Electric

Heat Exchanger: ■ N/V (sealed) ☐ Visual w/mirror ☐ ***Flame distortion*** ☐ ***Rusted*** ☐ ***Carbon/soot buildup***

Carbon Monoxide: ■ Not Detected ☐ Detected at Plenum/Register ☐ ***Safety Hazard***

Combustion Air Venting Present: ☐ N/A ■ Yes ☐ No

Controls: Disconnect: ■ Yes ☐ No ■ Normal operating and safety controls observed

Distribution: ■ Metal duct ☐ Insulated flex duct ■ Cold air returns ☐ Duct board ☐ ***Asbestos-like wrap***

Flue Piping: ■ Satisfactory ☐ Marginal ☐ Poor

☐ Rusted ☐ Improper slope ☐ ***Safety Hazard***

Filter: ■ Standard ☐ Electrostatic ☐ Satisfactory ■ Needs cleaning/replacement ☐ Missing

Humidifier: ☐ Yes ■ No ***Filter:*** ☐ Satisfactory ☐ Needs cleaning/replacement

Evidence of Possible Asbestos Products: ☐ Yes ■ No ☐ ***Testing/ Remediation Recommended***

When Turned On By Thermostat: ■ Fired ☐ Did not fire Proper Operation: ■ Yes ☐ No ☐ Not tested

#1 – System Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ Recommended HVAC Technician Examine

■ Rusting in Cabinet ☐ Leaking

OTHER SYSTEMS

☐ Garage Heater ■ Gas space heater ☐ Wood burning stove ***(See Remarks)***

Proper Operation: ☐ Yes ■ No

System Condition: ☐ Satisfactory ☐ Marginal ■ Poor

GENERAL COMMENTS

None

A/C UNIT

■ Central system ☐ Wall Unit **Approximate Year Manufactured**: 2003 **Location:** Outside

Unit #1 Brand Name: ALLIED

Model #: 4SCU13LB124P-3 **Serial Number**: 1613E14746 **Tonnage**: 2

Outside Disconnect: ■ Yes ☐ No **Maximum fuse/breaker rating**: 20 Amp

Energy Source: ■ Electric ☐ Gas **Actual Fuse/Breaker Rating: 30 Amp**

Unit Type: ■ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

Level: ■ Yes ☐ No ☐ Cabinet/housing rusted ☐ Damaged base/pad

Condenser Fins: ■ Satisfactory ☐ Damaged ☐ Need cleaning **Proper Clearance (Air Flow)**: ■ Yes ☐ No

Evaporator Coil: ■ Satisfactory ☐ Not visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines: ■ Satisfactory ☐ *Damage* ☐ *Leaking*

Insulation: ■ Yes ☐ No ☐ Cracked ☐ Replace

Condensate Line/Drain: ☐ To exterior ☐ To pump ■ Floor drain

Operation: **Temperature Differential**: 14 °F

*Difference in temperature (split) should be 14-22° Fahrenheit ***(See remarks)***

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend HVAC technician examine/clean/service***

☐ ***Not operated due to exterior temperature*** ☐ *Safety hazard*

GENERAL COMMENTS

None

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Electrical

MAIN PANEL

■ Breakers ☐ Fuses Location: Basement

Panel #1 Brand Name: Square d

Amperage: 100 Amps **Phase**: Single **Volts:** 120/240 Volt System

Adequate Clearance To Panel: ■ Yes ☐ No ☐ ***Safety Hazard***

Panel Properly Labeled: ■ Yes ☐ No ☐ ***Safety Hazard***

Panel Appears Grounded: ■ Yes ☐ No **Grounding Appears Proper:** ■ Yes ☐ No

GFCI Breaker: ☐ Yes ■ No **Operable**: ☐ Yes ☐ No

AFCI Breaker: ☐ Yes ■ No **Operable**: ☐ Yes ☐ No

MAIN WIRE: ■ Copper ☐ Aluminum ☐ Not visible ☐ ***Double tapping of the main wire***

Condition: ■ Satisfactory ☐ Poor ☐ ***No anti-corrosive compound on aluminum***

BRANCH WIRE: ■ Copper ☐ **Aluminum*** ☐ Not visible

Condition: ■ Satisfactory ☐ Poor

Features/ Issues:

■ Romex ■ BX cable ☐ Conduit ☐ Missing cover screw(s) ☐ ***Knob & tube*****

■ ***Double tapping*** ☐ ***Wires undersized/oversized breaker/fuse*** ☐ **Federal Pacific Panel Stab Lok®** ***(See remarks)****

☐ Panel not accessible ☐ Not evaluated ☐ **Exposed service wire** ☐ **Zinsco Panel®** ***(See remarks)****

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend electrician evaluate/repair****

SUB PANEL(S)

☐ None apparent

Location 1: Next to main Location 2: None Location 3: None

☐ Panel not accessible ☐ Not evaluated

Branch Wire: ■ Copper ☐ Aluminum

Neutral/ground separated: ■ Yes ☐ No **Neutral isolated**: ■ Yes ☐ No ☐ ***Safety Hazard***

Condition: ■ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend separating/isolating neutrals***

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition: ☐ Satisfactory ■ Marginal ☐ Poor

■ Open grounds ☐ Reverse polarity

■ GFCI's not operating ■ Improper wiring noted

■ GFCI's not at proper locations ☐ Improperly wired 3-way switch(s)

☐ ***Solid conductor aluminum branch wiring circuits****

Recommend electrician evaluate/ repair electrical wiring and fixtures in the home: ■ Yes ☐ No

GENERAL COMMENTS

None

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General Remarks

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

Wisconsin Administrative Code

Subchapter IV — Standards of Practice

SPS 131.31 General requirements. (1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive. (2) This section does not require a home inspector to do any of the following: (a) Offer a warranty or guarantee of any kind. (b) Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property. (c) Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property, or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons. (d) Operate any component of an improvement to residential real property that is inoperable. (e) Operate any component of an improvement to residential real property that does not respond to normal operating controls. (f) Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris that obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property. (g) Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances. (h) Evaluate acoustic characteristics of a component of an improvement to residential real property. (i) Project or estimate the operating costs of a component of an improvement to residential real property. (j) Predict future conditions, including the failure of component of an improvement to residential real property. (k) Inspect for the presence or absence of pests, including rodents, insects and wood−damaging organisms. (L) Inspect cosmetic items, underground items or items not permanently installed. (m) Inspect for the presence of any hazardous substances. (n) Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property. (3) This section does not prohibit a home inspector from doing any of the following: (a) Reporting observations or conditions in addition to those required under this section. (b)

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Excluding a component of an improvement to residential real property from the inspection, if requested to do so by his or her client. (c) Engaging in an activity that requires an occupation credential if he or she holds the necessary credential.

History: Cr. Register, July, 1999, No. 523, eff. 8−1−99; correction in (1) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 14−010: renum. section 131.31 from section SPS 134.02 and am. (1) Register August 2014 No. 704, eff. 9−1−14.

SPS 131.32 Mechanical and structural components included in a home inspection. A reasonably competent and diligent home inspection shall meet the standards in subs. (1) to (11) and shall include an inspection of, and report on, all of the following items that are present on the property at the time of the home inspection: **(1) FOUNDATIONS.** A home inspector shall observe and describe the type and condition of the foundation. **(2) COLUMNS**. A home inspector shall observe and describe the type and condition of columns. **(3) FLOORING SYSTEMS**. A home inspector shall observe and describe the type and condition of flooring systems. **(4) ROOFS**. (a) A home inspector shall observe and describe the condition of all of the following: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys and roof penetrations. 5. Signs of leaks or abnormal condensation on building components. (b) A home inspector shall describe the methods used to observe the roof. (c) A home inspector is not required to do any of the following: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping. **(5) EXTERIORS**. (a) A home inspector shall observe and describe the condition of all of the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing. 5. Decks, balconies, stoops, steps and porches including railings. 6. Eaves, soffits and fascias. 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit. (c) A home inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. 4. Fences or privacy walls. 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing. 7. Garage door operator remote control transmitters. 8. Geological or soil conditions. 9. Recreational facilities. 10. Out−buildings other than garages and carports. 11. Trees, shrubs and other vegetation**. (6) PLUMBING SYSTEMS**. (a) A home inspector shall observe and describe the condition of all of the following: 1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. 2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks. 3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. 4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks. 5. Sump pumps. (b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit. (c) A home inspector is not required to do any of the following: 1. State the effectiveness of anti−siphon devices. 2. Determine whether the water supply and waste disposal systems are public or private. 3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches. 4. Operate any valve except water closet flush valves, fixture faucets and hose faucets. 5. Observe water conditioning systems, fire and lawn sprinkler systems, on−site water supply quantity and quality, on−site disposal systems, foundation drainage systems, or spas. 6. Observe the interior of flues, chimneys and vents, or solar water heating systems. 7. Observe any exterior plumbing components such as water mains or swimming pools. 8. Determine water temperature. 9. Determine the proper sizing, design or use of plumbing materials**. (7) ELECTRICAL SYSTEMS**. (a) A home inspector shall observe and describe the condition of all of the following: 1. Service entrance conductors. 2. Service equipment, grounding equipment, main over current device. 3. Main and distribution panels, including their location. 4. Amperage and voltage ratings of the service, including whether service type is overhead or underground. 5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring. 6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls. 7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures. 8. The operation of ground fault circuit interrupters. 9. The functionality of the power sources for smoke detectors. (b) A home inspector is not required to do any of the following: 1. Insert any tool, probe or testing device inside the panels. 2. Test or operate any over current device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems. 5. Measure amperage, voltage or impedance. **(8) INTERIORS**. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and

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railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit. **(9) HEATING SYSTEMS.** (a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy source. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room. (b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit. **(10) CENTRAL AIR CONDITIONING**. (a) A home inspector shall observe and describe the condition of all of the following: 1. Cooling and air handling equipment, including type and energy source. 2. Normal operating controls. 3. The presence of an installed cooling source in each room. (b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Observe non−central air conditioners. 3. Observe the uniformity or adequacy of cool−air supply to the various rooms. 4. Operate electronic air filters. 5. Observe the pressure of the system coolant or determine the presence of leakage. 6. Test the electrical current drawn by the unit. (**11) INSULATION AND VENTILATION**. (a) A home inspector shall observe and describe the condition of all of the following: 1. The presence or absence of insulation in unfinished spaces. 2. Ventilation of attics and foundation areas. 3. Kitchen, bathroom, and laundry venting systems. (b) A home inspector is not required to observe any of the following: 1. Concealed insulation. 2. Venting equipment which is integrated with household appliances. History: Cr. Register, July, 1999, No. 523, eff. 8−1−99; CR 14−010: renum. section 131.32 from section SPS 134.03 Register August 2014 No. 704, eff. 9−1−14.

SPS 131.33 Contents of a home inspection report. (1) After completing a home inspection, a home inspector shall submit a written report to a client that does all of the following: (a) Lists the items described in s. SPS 131.32 that a home inspector is required to inspect. (b) Lists the items described in s. SPS 131.32 that a home inspector has inspected. (c) Describes the condition of any item identified in s. SPS 131.32. (d) Describes the condition of any item identified in s. SPS 131.32 that, if not repaired, will have significant adverse effect on the life expectancy of the identified item. (e) Lists any material adverse facts that a home inspector has knowledge of or has observed. (2) A home inspector is not required to report on any of the following aspects of items identified in s. SPS 131.32: (a) Their life expectancy. (b) The reason for the necessity of a major repair. (c) The method of making any repair or correction, the materials needed for any repair or correction, or the cost of any repair or correction. (d) The suitability for any specialized use of an improvement to residential real property. (e) Whether they comply with applicable regulatory requirements. (3) A home inspector may not report in writing or verbally on any of the following: (a) The market value or marketability of a property. (b) Whether a property should be purchased. (4) A home inspector is not required to retain inspectors or investigators to perform follow−up inspections or investigations of any material adverse facts that a home inspector has knowledge of or has observed under sub. (1) (d). History: Cr. Register, July, 1999, No. 523, eff. 8−1−99; correction in (1) (a), (b), (c), (d), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 14−010: renum. section 131.33 from section SPS 134.04 and am. (1) (a), (b) Register August 2014 No. 704, eff. 9−1−14; corrections in (1) (c), (d), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register August 2014 No. 704.

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Grounds

SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steal or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

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Roof

It is impossible to determine the age of a roof. Approximate age given is an estimate based upon the condition of the roof. The lifespan of roofs varies greatly upon many factors including, but not limited to; style, pitch, quality, ventilation, layers, penetrations and installation. Roofs can show very little signs of age when nearing the end of their warranty. Other roofs can appear to be at the end of their lives after just a few years. A roof which appears new can rapidly decline and it is strongly recommended that a roofing contractor be consulted to determine the remaining life of any roof.

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs are a type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles
*Asphalt Interlocking Shingles**	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	Used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay
*Clay Tiles** *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
*Slate Shingles**	30-100 years[2]	Extremely durable, but brittle and expensive
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single Ply Membrane	15-25 years (mfgr's claim)	New material; not yet passed test of time
Polyurethane with Elastomenic Coating	5-10 years[1]	Used on low slope roofs.

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

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Roof

Maintenance

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

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Exterior

CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

Unlined Chimney should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. EIFS This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

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Garage/ Parking

OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

A/C COMPRESSORS

They should not become overgrown with foliage. Clearance requirements vary, but 2’ on all sides should be considered minimal with up to 6’ of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

ELECTRICAL

Extension cord wiring to an automatic door opener should be removed and an outlet should be installed by the opener.

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Kitchen

PLASTER ON WOOD LATH
Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)
Plaster on gypsum lath will sometimes show the seams of the 16” wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

WOOD FLOORING
Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

NAIL POPS
Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

CARPETING
Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES
(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS
Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS
A representative number of windows are inspected.

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Bathroom(s)

STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use a caustic cleaner***. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

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Rooms

DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

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Interior

WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38, approximately 12”. If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all effect the view of the windows at the time of the inspection.

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Basement

BASEMENT
Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

FOUNDATION (COVERED WALLS)
Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

MONITOR indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

VAPOR BARRIER
Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT
Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No representation is made to future moisture that may appear.**

PALMER VALVE
Many older homes have a valve in the floor drain. This drain needs to remain operational. Palmer valves are not checked during inspections.

DRAIN TILE
We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS
We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

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Crawlspace

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

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Plumbing

WELLS
Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS
The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES
Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

HOSE BIBS
During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

WATER HEATER
The life expectancy of a water heater is 12-15 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Flushing units will help to remove the buildup of deposits in the unit which can lead to reduced performance and shortened lifespan. Regular maintenance, such as replacing anode rods, may also help to increase the lifespan of most units. Missing relief valves or improper extension present a safety hazard. The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

WATER SOFTENERS
During a visual inspection, it is not possible to determine if water is being properly softened. Units are checked only for power, plumbing hookup and salt.

SHUT-OFF VALVES
Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING
This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

CSST
Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering. Proper installation of CSST requires proper grounding of the pipe. Proper grounding is regularly missing and poses potential safety concerns.

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HVAC System

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR	25-30 years
OIL-FIRED HOT AIR	20-30 years
CAST IRON BOILER (Hot water or steam)	30-50 years or more
STEEL BOILER (Hot water or steam)	30-40 years or more
COPPER BOILER (Hot water or steam)	10-20 years
CIRCULATING PUMP (Hot water)	10-15 years
AIR CONDITIONING COMPRESSOR	25-30 years
HEAT PUMP	15-20 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 1-6 months of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

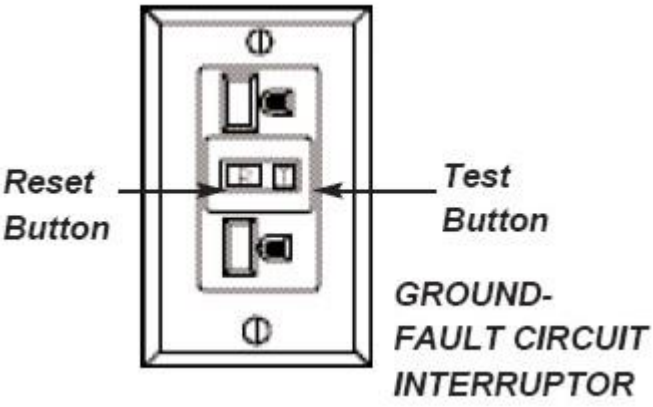
Combustible Gas Detector If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

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Electrical

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

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COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding $500 dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	$4,000 - $8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central air conditioning/heat pump	Per ton	1,000 – 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 – 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 – 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 – 1,000
Install new 75 gallon water heater	Each	750 – 1,500
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-treated deck	Square foot	15 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	150 - 400
Install new gutters and downspouts	Lineal foot	4.00 – 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 – 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a “condition” standpoint.

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PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION & MASONRY**: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.
a. Check basement for dampness & leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage & decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
c. Check exposed wiring & cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. **INTERIOR:** General house maintenance.
a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. **Know the location of:**
• Main water shutoff valve.
• Main electrical disconnect or breaker.
• Main emergency shutoff switch for the heating system.

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